



TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734
Phone (512) 266-1111 • Fax (512) 266-2790

Notice is hereby given pursuant to V.T.C.A., Government Code § 551, that the Board of Directors of Travis County Water Control and Improvement District No. 17 will hold a regular meeting, open to the public, on Thursday, April 21, 2016, at 6:00 p.m., at the Travis County Water Control and Improvement District offices, at 3812 Eck Lane.

The Consent Agenda allows the Board of Directors to approve all routine, non-controversial items with a single motion, without the need for discussion by the full Board. Any item may be removed from consent and considered individually upon request of a Board member or a member of the public attending the meeting. Any citizen having interest in these matters is invited to attend.

Items on the Agenda

- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. MANAGER AND COMMITTEE REPORTS
 - A. MANAGER'S REPORT: STATUS OF DISTRICT OPERATIONS, FINANCES, DISTRICT CONSTRUCTION PROJECTS, DEVELOPER CONSTRUCTION PROJECTS, DISTRICT ADMINISTRATION AND MANAGEMENT, DISTRICT PLANNING
 - B. COMMITTEE REPORTS
 - 1. COMMUNICATIONS / PARKS AND CONSERVATION COMMITTEE REPORT
 - 2. LEGAL COMMITTEE REPORT
 - 3. PLANNING COMMITTEE REPORT
 - 4. BUDGET AND FINANCE COMMITTEE REPORT
 - 5. POLICY COMMITTEE REPORT
 - 6. IMPACT FEE ADVISORY COMMITTEE
 - 7. STORMWATER COMMITTEE
- IV. CONSENT AGENDA
 - A. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT
 - 1. Steiner 24" Waterline Improvements, Pay Estimate # 4, Central Road and Utility, Ltd.
 - 2. Eck Lane WTP Backwash Improvements, Pay Estimate #2 and Change Order #1, Prota Construction Inc. and Prota Inc, JV
 - 3. Tacara 24" Waterline Improvements, Reimbursement Request # INV-1002, Casey Development, Ltd.
 - B. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE SERENE HILLS DEFINED AREA
 - 1. Pond Fencing in Serene Hills Phase 2W, Pay Estimate No. 1-Final and Change Order #1, Northwest Fence and Iron
 - C. APPROVE PAYMENT OF CURRENT INVOICES
 - D. APPROVE MINUTES – March 17, 2016 Meeting
- V. PUBLIC COMMENT, 6:30 P.M.
- VI. OLD BUSINESS
 - A. DISCUSS/CONSIDER/TAKE ACTION REGARDING WHOLESALE WATER SERVICE TO THE APPROXIMATE TEN ACRE COMMERCIAL TRACT AT THE NORTHEAST CORNER OF HIGHWAY 71 WEST AND BEE CREEK ROAD IN THE SERENE HILLS DEFINED AREA

VII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION REGARDING SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2016:**
 - 1. ADOPT RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION AT THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF ENGINEERING PROJECT AND 2ND SERENE HILLS DEFINED AREA BOND ISSUE; AND**
 - 2. AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BOND.**
- B. DISCUSS/CONSIDER/TAKE ACTION ON RESOLUTION APPOINTING NEW MEMBERS TO THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 IMPACT FEE ADVISORY COMMITTEE AND INCREASING THE SIZE OF SUCH COMMITTEE**
- C. DISCUSS/CONSIDER/TAKE ACTION ON UPDATED INFORMATION FROM THE DISTRICT ENGINEER REGARDING INSTALLATION OF NEW WATER AND WASTEWATER LINES IN THE HUGHES PARK LAKE SUBDIVISION 2 AREA**
- D. DISCUSS/CONSIDER/TAKE ACTION ON ORDER ADOPTING THE UNIFORM PLUMBING CODE, 2015 EDITION, PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, ALONG WITH LOCAL AMENDMENTS OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17**

VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO CONSIDER REGARDING WHOLESALE WATER SERVICE TO THE APPROXIMATE TEN ACRE COMMERCIAL TRACT AT THE NORTHEAST CORNER OF HIGHWAY 71 WEST AND BEE CREEK ROAD IN THE SERENE HILLS DEFINED AREA, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.072

IX. ADJOURNMENT


Linda R. Sandlin
Administrative Assistant





TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734
Phone (512) 266-1111 • Fax (512) 266-2790

Regular Meeting of the Board of Directors of Travis County Water Control and Improvement District No. 17 was held at the District office located at 3812 Eck Lane on Thursday, March 17, 2016 at 6:00 p.m. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.

DRAFT

I. CALL TO ORDER

President Roberts called the meeting to order at 6:04 p.m.

II. ESTABLISH A QUORUM

A quorum was established with all Directors present: Carruthers, Decker, Roberts, Steed and Ward. General Manager Deborah Gernes, General Counsels Stefanie Albright and Ashleigh Acevedo, District Engineers Will Pena and Pat Lackey (arrival of 6:30 p.m.) were also present.

III. MANAGER AND COMMITTEE REPORTS

A. MANAGER'S REPORT: STATUS OF DISTRICT OPERATIONS, FINANCES, DISTRICT CONSTRUCTION PROJECTS, DEVELOPER CONSTRUCTION PROJECTS, DISTRICT ADMINISTRATION AND MANAGEMENT, DISTRICT PLANNING

Manager Gernes reported that in addition to the written report:

- One water operator submitted his two week resignation to take a position with the Hach Company.
- Raw water pump oilers at the Mansfield treatment plant being studied with Smith Pump Company to resolve the problem of fluctuation of oil flow to the shaft bearings in the wet well. Directors Roberts and Carruthers questioned if this could be a design defect and asked if the pumps were set for auto shutdown when the oil was not dripping. Mr. Pena replied it was not a design defect, but likely a combination of problems including rising lake levels pushing the oil column up and out, and excess oil accumulating in the shaft because the installed manual drip units are running when the pumps are idle. There is currently no mechanism to shut down the pumps if the oil stops dripping. Mr. Pena also said he would look into the possibility of going to totally water cooled bearings.
- Flintrock Road Improvement field changes called for extending a retaining wall eight feet and making it necessary to sleeve the District's water line running under the wall. She said Travis County had submitted an invoice for over \$100,000 to the District because the Interlocal had a "not to exceed" amount for the project. The County had simply billed up to the "not to exceed amount" without backup or approved change orders. The manager said she rejected the invoice and requested they send the correct paperwork.
- The District is preparing three annual reports at this time –
 - The 2015 Consumer Confidence Report (Annual Water Quality Report) was being drafted and would be presented in a new format
 - A District Water Monitoring Plan, satisfying both the Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) requirements for water quality testing, was in preparation for a March 31 submission to the State to review and approve, and
 - The 2015 annual report for the Small Municipal Separate Storm Sewer Systems (MS4) was being submitted

B. COMMITTEE REPORTS

1. COMMUNICATIONS / PARKS AND CONSERVATION COMMITTEE REPORT
2. LEGAL COMMITTEE REPORT
3. PLANNING COMMITTEE REPORT
4. BUDGET AND FINANCE COMMITTEE REPORT
5. POLICY COMMITTEE REPORT
6. IMPACT FEE ADVISORY COMMITTEE
7. STORMWATER COMMITTEE

IV. CONSENT AGENDA

A. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT

1. Mansfield Water Treatment Plant Phase 1, Pay Estimate # 27-Final, Archer Western Contractors

DRAFT

2. **Mansfield Water Treatment Plant Phase 2, Pay Estimate #29-Final and Change Order #5, Archer Western Contractors**
3. **Flintrock Lift Station "A" Expansion, Pay Estimate Retainage 2-Final, Excel Construction Services, LLC**
4. **Steiner 24" Waterline Improvements, Pay Estimate # 3 and Change Order #1, Central Road and Utility, Ltd.**
5. **Eck Lane WTP Backwash Improvements, Pay Estimate #1, Prota Construction Inc. and Prota Inc, JV**

B. APPROVE PAYMENT OF CURRENT INVOICES

C. APPROVE MINUTES – February 18, 2016 Meeting

President Roberts requested questions regarding any of the items on the Consent Agenda

Motion: Director Decker to approve all items of the Consent Agenda as presented
Second: Director Ward
Ayes: 5
Noes: 0

V. PUBLIC COMMENT, 6:30 P.M.

President Roberts opened Public Comment at 6:44 p.m.

Mr. Roger Millar stated he was representing the Hughes Park Lake Subdivision 2 homeowners. He said that last year there were five fires in the heavily wooded area with one being the destruction of a home. Mr. Millar said he witnessed the firemen connecting a hose for the structural fire to one hydrant and then quickly moving to another hydrant, implying that the first one did not work. He requested having this area moved up in the District's long range planning for water line replacement and allow sufficient fireflow for Hughes Park Lake Subdivision 2. Mr. Millar stated that pressure in the homes was fine but that fire flow was the area's biggest concern. Manager Gernes told him that the same waterline provides both fire service and in home service.

A discussion was held regarding the fact that this area had been scheduled for both water and wastewater line installation in 2014 but that lack of homeowner interest in paying for and installing the wastewater lines made the project unfeasible and it was delayed. If only the waterlines are installed, the road would again need to be dug up and repaved to install wastewater. There appears to be additional growth in the area with several homesites being recently cleared. Fire codes have also recently changed with the City of Austin now requiring fire flow of 2,000 gallons per minute for homes over a certain size.

President Roberts directed that staff work with the engineers to update the 2013 study regarding what wastewater service would cost now including new force mains. He said after data was collected the District would most likely review this issue at the April Board meeting and would then get with residents to review the findings. President Roberts thanked Mr. Millar for bringing his concern before the Board.

Motion: Director Decker to close Public Comment
Second: Director Steed
Ayes: 5
Noes: 0

President Roberts closed Public Comment at 7:31 p.m.

VI. PUBLIC HEARING, 6:45 P.M. – REGARDING AMENDMENT OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN, AND THE IMPOSITION OF THE WATER IMPACT FEE FOR THE DISTRICT-WIDE WATER IMPACT FEE SERVICE AREA

President Roberts opened Public Hearing at 6:45 p.m. No public was present. The President left Public Hearing open for anyone that may arrive late and wish to address the Board of Directors

Motion: Director Ward to close Public Hearing
Second: Director Steed
Ayes: 5
Noes: 0

President Roberts closed Public Hearing at 7:30 p.m.

VII. NEW BUSINESS**A. DISCUSS/CONSIDER/TAKE ACTION ON A REQUEST FROM THE HOMEOWNERS UNITED FOR RATE FAIRNESS (HURF) FOR AN ALLOCATED CONTRIBUTION BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 FOR THE MONITORING OF HEARINGS REGARDING AUSTIN ENERGY RATES FOR BUSINESSES BEFORE THE PUBLIC UTILITY COMMISSION – LAMAR JOHNSON, CHAIR**

Mr. Lamar Johnson, Chair of External Affairs Committee Barton Creek North Property Owners Association, addressed the Directors. He reviewed the results of the Austin Energy (AE) rate settlement case of several years ago during which Homewoners United for Rate Fairness (HURF) attorney Roger Borgelt was highly effective in obtaining a rate reduction to District customers outside City limits. Mr. Johnson explained that HURF expired as a nonprofit organization after the rate case was finished in 2012 and that HURF was now being started again with an estimated budget of \$35,000 to allow for six months of attorney's fees for monitoring AEs rate hearings. He said this fee was being divided between twelve entities, with each entity being requested to contribute \$2,000 for a "fair share" toward the initial monitoring phase.

Director Carruthers said he would support a contribution but that he wanted to verify previous uses of funds by HURF. He requested financial accounting of HURF's 2012 sources and expenditures and Mr. Johnson stated he would send the requested information. Manager Gernes mentioned a she had scheduled a meeting early next month with AE executives during which District rates would be discussed including rate category assignments.

Motion: Director Steed to contribute \$2,000 to Homewoners United for Rate Fairness for representation at the Austin Energy rate hearings

Second: Director Ward

Directors Decker and Carruthers requested deferring the contribution until after the 2012 financial accounting was received and reviewed by Manager Gernes

Amended Motion: Director Steed to contribute \$2,000 to Homewoners United for Rate Fairness (HURF) for representation at the Austin Energy rate meetings upon receipt and review of HURF's 2012 financial information

Second: Director Ward

Ayes: 5

Noes: 0

B. DISCUSS/CONSIDER/TAKE ACTION REGARDING AMENDMENT OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN, AND THE IMPOSITION OF THE WATER IMPACT FEE FOR THE DISTRICT-WIDE WATER IMPACT FEE SERVICE AREA

Manager Gernes reviewed the most recent meeting held by the Impact Fee Advisory Committee (IFAC) when land use assumptions, projected growth and the construction cost index were studied to determine what effect if any they have on impact fees for District water and wastewater services. She said that in November, 2013 when the IFAC met to review the Water Capital Recovery Fee Study 2013 Update, the committee recommended the Board of Directors increase the District-Wide Water Impact Fee per living unit equivalent (fee) of \$4,200 by \$1,800, effective immediately, and increase it again by \$1,800 the next fiscal year. She said that in December 2013 the Board voted to increase the fee based on the IFAC recommendation to \$6,700 effective February 1, 2014; but the fee had not been increased in 2015. She said that when the IFAC met in November 2015 they again made recommendation to increase the District-Wide Water Impact Fee to \$7,900 per living unit equivalent as originally recommended. Engineer Pena stated that using today's construction cost index the fee could be raised to a maximum of \$8,351. Manager Gernes stated that the fee of \$6,700 was already high but that when the impact fees do not completely cover capital costs caused by growth the existing customers make up the difference through water rates and operation and maintenance tax. She also stated that the current fee of \$6,700 is one of the higher ones among area utilities; but that the District water rates remain lower than most.

Motion: Director Steed to amend the District-Wide Water Impact Fee to a rate of \$7,900 as recommended by the Impact Fee Advisory Committee, effective June 1, 2016

Second: Director Ward

Ayes: 5

Noes: 0

C. DISCUSS/CONSIDER/TAKE ACTION TO ADOPT ORDER DECLARING UNCONTESTED DIRECTORS ELECTION (DISCUTIR Y ADOPTAR UNA ORDEN DECLARANDO RESULTADOS DE ELECCIÓN DE DIRECTORES INCONTESTADOS)

Manager Gernes reported that no additional applications for Director, other than from the incumbents were received; therefore she recommended adopting an Order declaring the election uncontested. Director Steed pointed out a typographical error in the Order to be corrected.

Motion: Director Steed to adopt Order Declaring Uncontested Directors Election (Discutir Y Adoptar Una Orden Declarando Resultados de Elección de Directores Incontestados) with typographical error corrected

DRAFT

Second: Director Decker
Ayes: 5
Noes: 0

D. DISCUSS/CONSIDER/TAKE ACTION ON ANNUAL PERFORMANCE REVIEW OF GENERAL MANAGER AND AMENDMENTS TO COMPENSATION AND EMPLOYMENT AGREEMENT

Upon return from Executive Session and recess, President Roberts commended Manager Gernes for her outstanding dedication, leadership, personnel retention and attention to detail while overseeing the completion of the Mansfield Water Treatment Plant.

Motion: Director Carruthers to increase the General Manager salary 2.5 percent to \$136,325 per year and a bonus of \$6,650 for work performed through 2015.

Second: Director Decker
Ayes: 5
Noes: 0

President Roberts acknowledged Manager Gernes request not to renew her current contract but invited her to continue to serve as the General Manager until the time comes when she does feel she is ready to retire. He asked Manager Gernes to please allow sufficient notice of retirement to enable search for her replacement and that the Board would like for her to be part of the search committee.

Manager Gernes thanked the Directors and admitted that she did feel retirement likely within the next year.

VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO CONSIDER THE EVALUATION OF THE GENERAL MANAGER OF THE DISTRICT AND AMENDMENT TO THE GENERAL MANAGER COMPENSATION AND EMPLOYMENT AGREEMENT, AND TO SEEK ADVICE FROM ITS ATTORNEY REGARDING SUCH AMENDMENT TO THE EMPLOYMENT AGREEMENT, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.074

President Roberts called for Executive Session at 7:38 p.m. for Directors only. Executive Session closed at 8:26 p.m. with no action being taken during session.

A recess was held from 8:26 p.m. to 8:29 p.m.

IX. ADJOURNMENT

Motion: Director Carruthers to adjourn
Second: Director Steed
Ayes: 5
Noes: 0

President Roberts adjourned the meeting at 8:38 p.m.

Approved this _____ day of _____ 2016, with a motion

by Director _____ and a Second by Director _____.

Ayes _____ Noes _____ Abstained _____

 Presiding Officer

 Secretary

DRAFT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

improvements to the District's water, wastewater and drainage system to serve the Serene Hills Defined Area.

- (2) To request the Commission to approve the defined area bonds of the District in the principal amount of a maximum of \$4,125,000 bearing interest at a net effective interest rate not to exceed the maximum allowed by law and maturing serially in accordance with the schedule provided in the aforesaid Engineering Report.
- (3) To request the Commission for a waiver of the market study requirement for the application because no growth is projected in determining the feasibility of this bond issue.

Section 3. By this application, the District assures the Commission that it will abide by the terms and conditions prescribed by the Commission, and it will retain all amounts required by law due all construction contractors on the project to assure that the project is completed in accordance with the approved plans and specifications.

Section 4. The President and Secretary of the Board of Directors, the District's General Manager, River City Engineering, Jones-Heroy & Associates, Inc., the District's attorneys, and the District's financial advisor are authorized and directed to do any and all things necessary and proper in connection with this application.

Section 5. A certified copy of this Resolution shall constitute an application and request on behalf of the District to the Commission pursuant to Section 49.181 of the Texas Water Code, for approval of the project described in Section 2(1) and the bonds described in Section 2(2).

PASSED AND APPROVED this _____ day of _____, 2016.

Jeff Roberts, President
Board of Directors

ATTEST:

Jerri Lynn Ward, Secretary
Board of Directors

RESOLUTION APPOINTING NEW MEMBERS TO THE
TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT 17 IMPACT FEE ADVISORY COMMITTEE AND
INCREASING THE SIZE OF SUCH COMMITTEE

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

WHEREAS, Travis County Water Control & Improvement District No. 17 (the “District”) previously adopted land use assumptions and capital improvements plans, and set impact fees for water and wastewater service within the District; and

WHEREAS, on January 17, 2013, the District adopted a certain resolution, “Increasing the size of the District’s Impact Fee Advisory Committee and Appointing New Members to Such Committee” which increased the membership of the District’s Impact Fee Advisory Committee (“Committee”) to ten (10); and

WHEREAS, the following individuals are the current members of the Committee:

- | | |
|------------------------|---------------------|
| (1) David Lewis Steed; | (6) Patti Clark; |
| (2) Mickey Decker; | (7) Douglas Hunter; |
| (3) Debbie Gernes; | (8) Adib Khoury; |
| (4) Brian Birdwell | (9) Don Walden; and |
| (5) Dan Brouillette; | (10) Jerry Winnett. |

WHEREAS, Texas Local Government Code § 395.058(b) provides that “not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity”; and

WHEREAS, Adib Khoury tendered her resignation on April 24, 2015 to the Impact Fee Advisory Committee of the District.

WHEREAS, the Board of Directors of the District acknowledges Adib Khoury’s resignation, and it desires to appoint two individuals, filling the one vacant members’ position and adding one new member position; and

WHEREAS, Louie Hausman and Tim Seevers are willing to serve as members of the Committee, if appointed by the Board of Directors of the District; and

WHEREAS, the Board of Directors of the District desires to appoint Louie Hausman and Tim Seevers to serve as members of the Committee, which will increase the membership of the Committee from ten to eleven members.

NOW THEREFORE, it is resolved by the Board of Directors of Travis County Water Control & Improvement District No. 17 as follows:

Section 1: The above Recitals are true and correct and are incorporated into this Resolution for all purposes.

Section 2: The Board of Directors directs that size of the Committee shall be increased to eleven (11) members.

Section 3: The Board of Directors of the District accepts Adib Khoury's resignation from the Committee.

Section 4: The Board of Directors appoints Louie Hausman and Tim Seevers to serve as members of the District's Committee, filling the one vacant available member position, and one new member position.

PASSED AND APPROVED this ____ day of _____, 2016.

Jeff Roberts
President, Board of Directors

ATTEST:

Jerri Lynn Ward
Secretary, Board of Directors



April 11, 2016

Deborah Gernes
General Manager
Travis County W.C.&I.D. No. 17
3812 Eck Lane
Austin, Texas 78734

RE: Hughes Park Area Fire Flow Study

Dear Ms. Gernes:

A fire flow analysis was completed for the Hughes Park Area located just north of the intersection of N. Quinlan Park Road and R.R. 620, adjacent to the Travis Vista subdivision. The Hughes Park Area consists of Hughes Street, Cedar Street, and Lyndon Drive. The Hughes Park Area is located in the Comanche Trail Pressure Plane – Service Level No. 2. This pressure plane encompasses the Hughes Park Area as well as the northeastern part of Steiner Ranch. The Comanche Trail Pressure Plane – Service Level No. 2 is anticipated to serve approximately 919 LUE's at full build-out. The Hughes Park Area generally consists of single family lots with lot sizes ranging from 0.40-acres to 1.0-acre. The Hughes Park Area will account for approximately 44 LUE's. A location map of the modeled area is attached.

The Comanche Trail Pressure Plane – Service Level No. 2 is served by two existing ground storage tanks. Comanche Trail Tank #1 is a 1.0-million gallon (MG), 56-ft diameter tank. Comanche Trail Tank #2 is a 0.075-MG, 15-ft diameter tank. Both tanks are 56-ft in height and have an overflow elevation of 1130'. An 8" waterline connects the Comanche Tanks to the Hughes Park Area. The 8" line connects to an existing 4" waterline at the intersection of Cedar Street and R.R. 620. The 4" line serves the Hughes Park Area, with connections to an existing 2" waterline on Lyndon Street and a 6" Line on Hughes Street.

An existing conditions water model was performed to determine the existing available fire flow. The existing waterlines and fire hydrants were input into the water model. Demand nodes were assigned for the Hughes Park Area using the peak day demand of 0.95-gpm/LUE. The 0.95-gpm/LUE peak day demand was calculated in WCID No. 17's "Water Capital Recovery Fee" 2013 report. There are two (2) existing fire hydrants in the Hughes Park Area. One is located at the intersection of Cedar & Hughes Street and the second is located at the eastern intersection of Cedar Street & Lyndon Drive. The fire flow analysis provides the available fire flow while maintaining a minimum pressure of 20-PSI in the system. The existing conditions model shows a fire flow availability of less than 500-gpm in the Hughes Park Area. The table below provides a summary of the existing available fire flow.

Existing Conditions Fire Flow Analysis Summary

Node	Location	Fire Flow Available (gpm)
Existing Hydrant #1	Cedar Street & Hughes Intersection	250
Existing Hydrant #2	Cedar Street & Lyndon Dr. Eastern Intersection	372

Next, a proposed conditions water model was performed to determine the available fire flow with the construction of the proposed waterline improvements. The proposed waterline improvements include replacing the 4" waterline on Cedar Street and 2" waterline on Lyndon Drive with 8" waterlines. Fire hydrants will also be installed with the proposed improvements. Fire Hydrants are proposed to be installed at each intersection and approximately every 500-ft. A total of eight (8) fire hydrants are proposed to be installed, with two (2) of the proposed hydrants replacing the two (2) existing hydrants. Similar to the existing conditions model, a 0.95-gpm/LUE peak day demand was assigned to the demand nodes and the fire flow analysis was performed using a 20-PSI minimum pressure in the system. The table below provides a summary of the proposed conditions fire flow model.

Proposed Conditions Fire Flow Analysis Summary

Node	Location	Fire Flow Available (gpm)
Proposed Hydrant #1	Cedar & Thomas Street Intersection	1,241
Proposed Hydrant #2 ^A	Cedar & Hughes Street Intersection	1,241
Proposed Hydrant #3	Cedar St. & Lyndon Dr. Western Intersection	1,239
Proposed Hydrant #4	Central Lyndon Street	1,224
Proposed Hydrant #5	Central Cedar Street	1,249
Proposed Hydrant #6 ^B	Cedar St. & Lyndon Dr. Eastern Intersection	1,272
Proposed Hydrant #7	Eastern Cedar Street	1,366
Proposed Hydrant #8	Cedar St. & R.R. 620 Intersection	1,498

A. Proposed Hydrant #2 will replace Existing Hydrant #1

B. Proposed Hydrant #6 will replace Existing Hydrant #1

The proposed waterline improvements in the Hughes Park Area will result in available fire flow ranging from 1,226-gpm to 1,500-gpm.

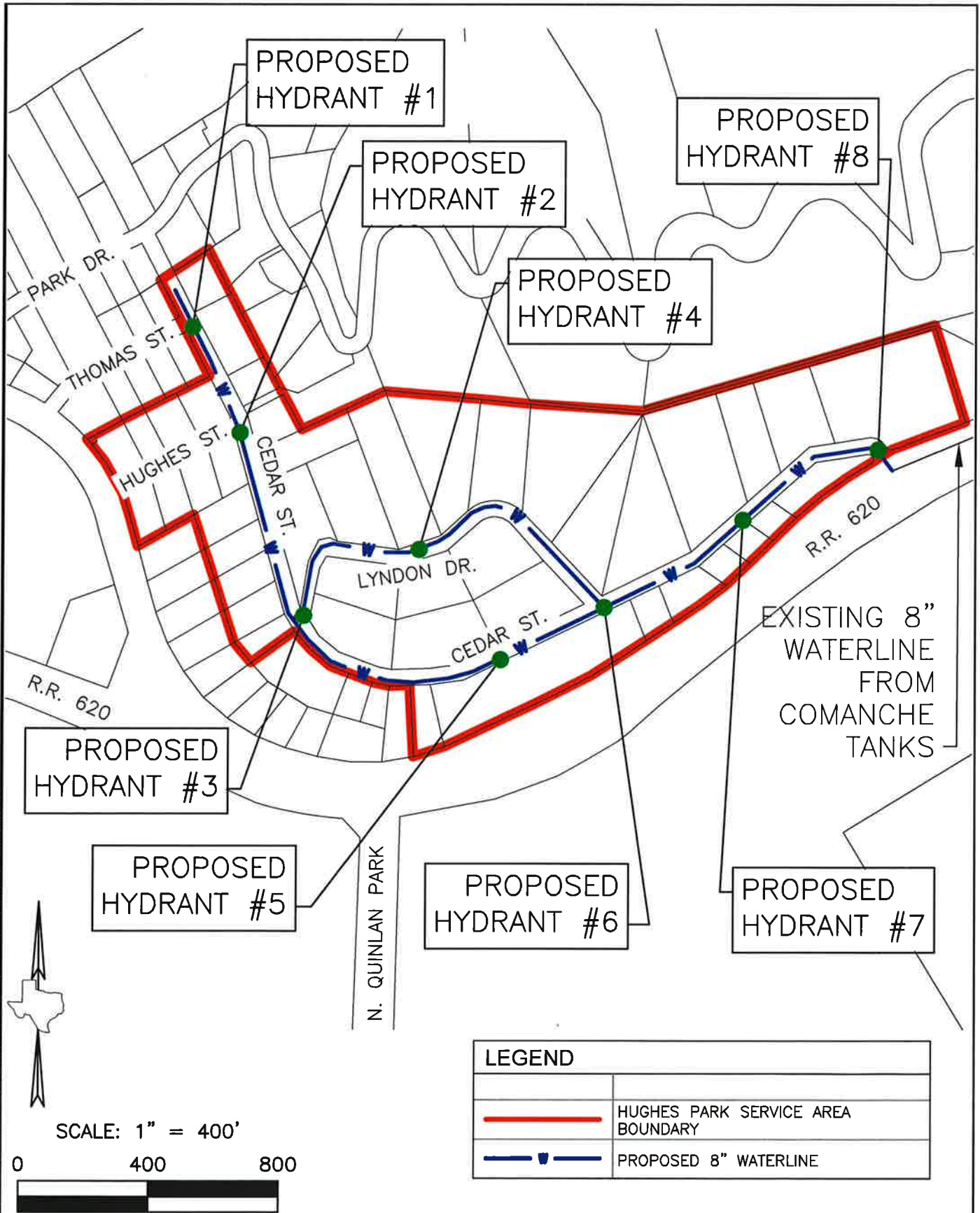
Sincerely,



William F. Peña, P.E



FILE: P:\Projects\6014 (WCID No 17)\314 - Hughes Pk Subs User Fee\CAD\Issued\Location Map Exhibit.dwg
TAB: 8.5X11 PORTRAIT PLOTTED: 4/11/2016 12:45 PM BY: MICHAEL BEVILACQUA



3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704-7047
PHONE-(512) 442-3008
FAX-(512) 442-6522

1011 W. COUNTY LINE ROAD, SUITE C
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3801

TRAVIS COUNTY
W.C.&I.D. NO. 17

HUGHES PARK AREA
LOCATION MAP

SHEET: 1 OF 1

SUBSEQUENT USER FEE SUMMARY

Project Portion	Cost Per LUE
Gravity Main	479.00
Low Pressure Sewer System	13,822.00

Hughes Park Service Area Total: 14,301.00

OTHER COST SUMMARY¹

Steiner Ranch Impact Fee	\$4,100.00
City of Austin Impact Fee	\$1,400.00

Other Cost Total: \$5,500.00

GRAND TOTAL: \$19,801.00

1. Other Costs do not include onsite costs for individual lots including grinder pump station, yard lines, and plumbing

TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 17



HUGHES PARK AREA WASTEWATER **SUBSEQUENT USER FEE REPORT**

Prepared by:



3801 South First Street • Austin, Texas 78704 • (512) 442-3008

TABLE OF CONTENTS

Subsequent User Fee Report

1.0	INTRODUCTION	1
2.0	SERVICE AREA	1
3.0	SUBSEQUENT USER FEE CALCULATION	1

Attachments:

A.	Hughes Park Subsequent User Fee Service Area	4
B.	Subsequent User Fee Costs and Calculation	6

1.0 INTRODUCTION

Travis County Water Control & Improvement District No. 17 (the District) provides water and wastewater service to customers in the Lake Travis area. The District is proposing to construct a wastewater system for properties located within the Hughes Park Area, to be served through the existing Steiner Ranch system in an effort to regionalize wastewater treatment.

The Hughes Park Area is located north of the N. Quinlan Park Road and R.R. 620 intersection, adjacent to the Travis Vista subdivision. A service area map is provided in Attachment A.

The Hughes Park low pressure sewer system will be utilized solely by the Hughes Park Area land owners. The proposed low pressure sewer system will feed into an existing gravity main. From the existing gravity main, flow will then be conveyed to the District's existing Steiner Ranch Wastewater Treatment Plant. The existing gravity main is currently being utilized by both the District's Mansfield Water Treatment Plant and the Travis Vista & Marshall Ford Area low pressure sewer system.

The purpose of this report is to define the Subsequent User Fee to be paid by the land owners in the Hughes Park Area. The Subsequent User Fee will be used to reimburse the District for the Hughes Park Area low pressure sewer system and the Hughes Park Area land owner's pro-rata share of the project costs of the existing gravity main.

2.0 SERVICE AREA

The service area for the proposed Hughes Park Area wastewater system is shown in Attachment A. The service area is approximately 57-acres, and includes several properties. The service area includes the lots on Hughes Street, Cedar Street, Lyndon Drive, and Mansfield View Court. It is anticipated that the Hughes Park service area will consist of approximately 58 LUEs.

3.0 SUBSEQUENT USER FEE CALCULATIONS

The subsequent user fee was calculated based on the total project cost for the following two (2) components: the proposed Hughes Park Area low pressure sewer system and the existing gravity main. The total project cost includes construction, construction contingency, surveying, engineering, and permitting. The Hughes Park Area land owners will be solely responsible for the cost of the low pressure sewer system and will have a pro-rata share of costs for the existing gravity line with the District and the Travis Vista and Marshall Ford Area low pressure sewer system. The Hughes Park Area land owners share of the existing gravity line is anticipated to consist of 58 LUE's.

The District's Mansfield Water Treatment Plant (WTP) and the Travis Vista & Marshall Ford Area low pressure sewer system currently utilize the existing gravity main. The District currently operates a WTP which utilizes the existing gravity main for the use of discharging filter backwash waste from the WTP. The District's WTP share of the existing gravity main is equivalent to 176 LUE's (anticipated peak backwash flow rate of 170.0 gallons per minute (gpm)). The Travis Vista and Marshall Ford Area land owners utilize the existing gravity main through their low pressure sewer system. The Travis Vista and Marshall Ford low pressure sewer system share of the existing gravity main is equivalent to 138 LUE's. The Travis Vista & Marshall service area was defined in the District's "Travis Vista & Marshall Ford Area Wastewater Subsequent User Fee Report" dated October 2013.

In conjunction with the installation of the proposed Hughes Park Area low pressure sewer system, waterline improvements will also be constructed on Cedar Street and Lyndon Drive. The construction costs for the project, including the Hughes Park Area low pressure sewer system, waterline improvements, and general construction costs, were calculated based on quantity take-offs of the proposed plans and estimating cost with recently completed construction projects. General construction costs include Mobilization, Erosion & Sedimentation Control, Traffic Control, Trench Safety, Materials Testing, Pavement Repair and Revegetation. Since waterline improvements will be constructed under the same project, the general costs were divided based on project proportions between the low pressure sewer system and waterline improvements. It is anticipated that the Hughes Park Area low pressure sewer system will account for 57% of the project and the waterline improvements will account for 43% of the project. The District will be solely responsible for the costs of the waterline improvements.

A table showing the anticipated project cost of the proposed Hughes Park Area low pressure sewer system along with total project costs of the existing gravity main are included in Attachment 'B'. A summary of the costs per LUE of each of the project components is shown below.

Table 3.1 – Subsequent User Fee

	Cost per LUE
Existing Gravity Main	\$479
Proposed Low Pressure Sewer System	\$13,822
<hr/>	
Subsequent User Fee	\$14,301

It is recommended that a Subsequent User Fee of \$14,301 per LUE be assessed for the land owners in the Hughes Park service area. These fees will be increased annually for at least the first two years after implementation. A summary of all anticipated costs to receive service is shown in Table 3.2

TABLE 3.2 – PROPERTY OWNER COST SUMMARY

	Cost per LUE
Cost Due Before Improvements Installed	\$14,301.00
Construction Cost ⁽¹⁾	\$14,301.00
Other Cost Due to WCID 17 at time of Connection²	\$5,500.00
Steiner Ranch Impact Fee	\$4,100.00
City of Austin Impact Fee ⁽³⁾	\$1,400.00
GRAND TOTAL:	\$19,801.00

1. Will increase annually

2. Other costs do not include on-site costs of grinder pump, yard lines, and plumbing for individual lots.

3. Current fee set by the City of Austin and subject to change.

Attachment A:
Hughes Park Area Wastewater Subsequent User Fee
Service Area

Attachment B:
Subsequent User Fee Costs and Calculation

ATTACHMENT 'B'
TRAVIS COUNTY WCID 17
HUGHES PARK AREA
WASTEWATER SUBSEQUENT USER FEE
COST AND CALCULATION

EXISTING IMPROVEMENTS COST SUMMARY

Existing Improvements	Total Project Costs	Existing LUE's ¹	Proposed LUE's ²	Total LUE's	\$/LUE
Gravity Line	\$177,895.00	314	58	372	\$479.00

1. Existing LUE's for the Gravity line include 138 LUE's from the Travis Vista service area and 176 LUE's dedicated to the W.C.I.D. No. 17 share of the improvements utilized by the Mansfield WTP.

4. Proposed LUE's include the LUE's in the proposed Hughes Park Area

ATTACHMENT 'B'
TRAVIS COUNTY WCID 17
HUGHES PARK AREA
WASTEWATER SUBSEQUENT USER FEE
COST AND CALCULATION

PROPOSED IMPROVEMENTS COST SUMMARY

Line	WW LUEs	Anticipated Construction Costs		
		Wastewater	Water	Total
General ¹	58	\$ 235,704	\$ 177,811	\$ 413,515
Water Improvements	0	\$ -	\$ 329,550	\$ 329,550
Low Pressure Sewer System Improvements	58	\$ 432,355	\$ -	\$ 432,355
Total Construction	58	\$ 668,059	\$ 507,361	\$ 1,175,420

Construction Contingency (10%)	\$ 66,805.86	\$ 50,736.15	\$ 117,542.00
--------------------------------	--------------	--------------	---------------

Survey, Permitting, & Design (10%)	\$ 66,805.86	\$ 50,736.15	\$ 117,542.00
------------------------------------	--------------	--------------	---------------

Cumulative Total	58	\$ 801,670.26	
-------------------------	-----------	----------------------	--

Cost per LUE \$ 13,822.00

1. Anticipated construction costs for wastewater equals 57% of the total anticipated construction cost. Therefore 57% of the "General" construction cost was attributed to the Wastewater portion and 43% to the Water portions of the project

**ORDER ADOPTING THE UNIFORM PLUMBING CODE, 2015 EDITION,
PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND
MECHANICAL OFFICIALS, ALONG WITH LOCAL AMENDMENTS OF TRAVIS
COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, Travis County Water Control and Improvement District No. 17 (the “District”) is a conservation and reclamation district operating pursuant to Chapters 49 and 51 of the Texas Water Code;

WHEREAS, the District is authorized and required to adopt a plumbing code; and

WHEREAS, the District has previously adopted the 2009 Uniform Plumbing Code, with local amendments; and

WHEREAS, the International Association of Plumbing and Mechanical Officials has published an updated 2015 Uniform Plumbing Code; and

NOW THEREFORE, it is ordered by the Board of Directors of Travis County Water Control and Improvement District No. 17 as follows:

Section 1: The above recitals are true and correct and are incorporated into this Resolution for all purposes.

Section 2: The District's Board of Directors hereby adopts The Uniform Plumbing Code, 2015 edition, published by the International Association of Plumbing and Mechanical Officials (“2009 Plumbing Code”) including all appendices, except Appendices F and H, with the local amendments, incorporated in Section 3.

Section 3: The District’s Board of Directors adopts the following local amendments to the Uniform Plumbing Code:

Local Amendments to Uniform Plumbing Code

The following provision(s) of the 2015 Plumbing Code are not adopted: Section 911.0 through Section 911.3.1 (Circuit Venting.)

The following provisions are local amendments to the 2015 Plumbing Code. Each provision in this section is a substitute for the identically numbered provision in the 2015 Plumbing Code or is an addition to the 2015 Plumbing Code.

Section 707.4

Exceptions:

- (5) A four (4) inch two-way cleanout fitting with a maximum 18 inch extension may be installed as a cleanout in a four (4) inch building sewer line.

Section 710.7.1 Fitting Allowance

Addition:

Schedule 40 PVC pressure couplings, pressure wyes and pressure 45° ells shall be allowed in the discharge line from an ejector pump or other mechanical devices used for drainage purposes.

Section 712.2

Exceptions:

- (1) When leaks are detected in the drainage and venting systems they shall be corrected, re-tested and inspected until work is found to be tight and conforms to this code.
- (2) Below slab drainage repairs and plumbing drainage piping above the first floor ceilings in residential buildings shall be allowed to be subjected to a 42 Inch Head Water Test above the floor level being tested in lieu of a 10 Foot Head Water Test.

Section 807.4.1 Domestic Dishwashing Drain

Addition:

Hoses shall be allowed to be looped to the highest point under the kitchen sink counter and secured to the cabinet or counter in lieu of a deck mounted air gap fitting.

PASSED AND APPROVED this 21st day of April, 2016.

Jeff Roberts
President, Board of Directors

ATTEST:

Jerri Lynn Ward
Secretary, Board of Directors